

Preliminary Opinion of Probable Development Cost

Date: 11/5/2003	Project No. 7009-003	Project Name: Woodville Community Center Site 2 (Option C)	Prepared By: EWG
			Reviewed By: JPS
Summary			
Description			Amount
Surveying (Boundary and Topo)			\$ 10,000.00
Environmental Consultant (Determination of wetlands)			\$ 3,000.00
Property Acquisition			\$ 45,000.00
Engineering Fees (Site Only)			\$ 20,000.00
Architectural Fees (Building Only)			\$ 38,400.00
Permitting/Fees			
Local (Only Estimate, not inclusive of tree payment)			\$ 12,000.00
FDEP			\$ 250.00
City of Tallahassee (Water)			\$ 1,000.00
County Health (Septic)			\$ 250.00
Landscaping			\$ 15,000.00
Lighting			\$ 5,000.00
Construction Costs			
Earthwork Total			\$ 31,700.00
Paving Total			\$ 49,500.00
Drainage Total			\$ 12,125.00
Water Total			\$ 14,300.00
Sewer Total			\$ 11,300.00
Inspections			\$ 3,000.00
Final Certifications			\$ 1,500.00
SUBTOTAL (Excluding Building)			\$ 274,000.00
CONTINGENCY (11%) (Site Construction Only)			\$ 24,000.00
Community Center Building Cost 5326 SF @ \$90/SF			\$ 479,340.00
CONTINGENCY (5%) Building Cost Only			\$ 24,000.00
SUBTOTAL (Including Building)			\$ 802,000.00
GRAND TOTAL			\$ 802,000.00

Note: This Preliminary Opinion of Probable Cost does not include offsite improvements that may be required.

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